

**City of Greensboro Planning Department
Zoning Staff Report
February 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 3614 Belmont Street

Applicant: D. Eric Sturdivant
Owner: Victor E. Archibong

From: RS-9
To: RM-18

Conditions: N/A

SITE INFORMATION	
Max. Developable Units & Density	6
Net Density of Developable Land	6
Existing Land Use	Undeveloped
Acreage	0.493
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Woods & grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	High Residential bordering Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-9
<i>South</i>	Old Golf Driving Range	HB
<i>East</i>	Undeveloped	RS-9
<i>West</i>	Summertree Apartments (144 units)	RM-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND RM-18 (PROPOSED) ZONING DISTRICTS

RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.

RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

TRANSPORTATION

Street Classification	Belmont Street – Local Street.
Site Access	Unknown at this time.
Traffic Counts	Not available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	Belmont Street is being extended by another developer.
Other	N/A.

ENVIRONMENTAL REVIEW

Water Supply Watershed	No, site drains to South Buffalo Creek.
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS

Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The Summertree Apartments to the west of the subject property consists of 144 units and is zoned RM-12.

On August 11, 2003 the Zoning Commission rezoned a 13.4-acre tract south of the subject property from Highway Business to RM-18. Belmont Street will be extended to Tolar Drive as part of the subdivision and development of that tract.

Staff feels that the proposed zoning is compatible with the existing development to the west, as well as the proposed development to the south.

This property is on the edge of an area classified as High Residential on the Generalized Future Land Use Map (GFLUM). The RM-18 zoning district is consistent with that GFLUM designation. This request is also compatible with Connections 2025 policies to promote compact, urban development and provide affordable housing opportunities.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.